

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: Vacant Lot, Euclid Avenue, 476-241-05

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address Vacant Lot, Euclid Avenue City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-241-05-00; Islenair Unit #2 Block 7, Lot 6

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
Parcel number 476-241-05 is an unimproved lot.

* P3b. Resource Attributes: (List attributes and codes) HP39 Other

* P4. Resources Present: ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)
Arial Photo

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

#Error

* P7. Owner and Address:
Creteman Family Trust
3495 Skytrail Ranch Road
Jamul CA 91935

* P8. Recorded by: (Name, affiliation, address)
City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 6Z

* **Resource Name or #:** Vacant Lot, Euclid Avenue, 476-241-05

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Unimproved

B4. Present Use: Unimproved

* **B5. Architectural Style:** n/a

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

n/a

* **B7. Moved?** ☐ No ☐ Yes ☒ Unknown Date _____ Original Location: _____

* **B8. Related Features:**

n/a

B9a. Architect: n/a

b. Builder: n/a

* **B10. Significance:** Theme Early auto-oriented small house dev Area San Diego

Period of Significance n/a Property Type unimproved Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* **B12. References:**

Refer to District Bibliography for References Used

B13. Remarks:

* **B14. Evaluator:** City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



ISLENAIR HISTORICAL DISTRICT

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

PRIMARY RECORD

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 2

* Resource Name or #: 3203 Euclid Avenue, 476-151-32

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address 3203 Euclid Avenue City San Diego Zip 92105

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
APN 476-151-32-00; Islenair Unit #2 Block 7 Lot 8

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The two-story multi-family residence at 3203 Euclid Avenue was built in 1958 in a contemporary style and features a flat roof with a slight eave and cement block and stucco walls. The entries to the units are on the south façade and are accessed via stairs with wrought iron railings. Fenestration consists of single pane sliding aluminum frame and sash windows. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP3 Multifamily property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District

☒ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1958 SD County Building Record

* P7. Owner and Address:

Banuelos Maria T Revocable Trust
5417 Alpine Blvd
Alpine CA 91901

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 6Z

* Resource Name or #: 3203 Euclid Avenue, 476-151-32

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Multi-Family Residential

B4. Present Use: Multi-Family Residential

* B5. Architectural Style: Contemporary

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The two-story multi-family residence was constructed in 1958 per the San Diego County Building Record. Modifications include the replacement of the composition roof with a new composition roof and the replacement of the original windows with aluminum frame and sash windows. The building is in good to fair condition and retains a good to fair degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1957-1979

Property Type Residential

Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3211 Euclid Avenue, 476-241-06

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted
a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; _____ B.M.
c. Address 3211 Euclid Avenue City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____ , _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-241-06-00; Islenair Unit #2, Block 7, Lot 7

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The two-story multi-family residence at 3211 Euclid Avenue was built in 1960 in a contemporary style and features a flat roof with a slight eave and stucco walls with horizontal wood accents. The entries to the units are on the south façade and are accessed via stairs with wrought iron railings. Fenestration consists of single pane sliding aluminum frame and sash windows. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP3 Multifamily property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1960 SD County Building Record

* P7. Owner and Address:

Tran Family 2000 Trust
PO Box 262093
San Diego CA 92196

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 6Z

* Resource Name or #: 3211 Euclid Avenue, 476-241-06

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Multi-Family Residential

B4. Present Use: Multi-Family Residential

* B5. Architectural Style: Contemporary

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The two-story multi-family residence was constructed in 1960 per San Diego County Building Record. Modifications include the replacement of the composition roof with a new composition roof and the replacement of the original windows with aluminum frame and sash windows. The building is in good to fair condition and retains a good to fair degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____

Original Location: _____

* B8. Related Features: _____

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1945-1952 Property Type Residential Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks: _____

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



ISLENAIR HISTORICAL DISTRICT
City of San Diego, Department of Planning

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3237 Euclid Avenue, APN 476-241-04

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted
a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 3237 Euclid Avenue City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-241-04-00; Islenair Unit #2, Block 7, Lot 5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The commercial auto-garage at 3237 Euclid Avenue is a utilitarian structure built in 1968 and features a flat roof and painted cement block walls. Fenestration consists of large openings at the garage bays with aluminum doors. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP6 1-3 story commercial building

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1968 SD County Building Record

* P7. Owner and Address:

Tran Vu To NSNS Tran Chau To
7426 Park Village Road
San Diego CA 92129

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 6Z

* Resource Name or #: 3237 Euclid Avenue, APN 476-241-04

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Commercial

B4. Present Use: Commercial

* B5. Architectural Style: Utilitarian

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The commercial auto-garage was constructed in 1968 per the San Diego County Commercial Building Record. Modifications are unclear without historic photographs but appear to be minimal. The building is in fair condition and retains a fair degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features: _____

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1957-1979

Property Type Commercial

Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks: _____

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3243 Euclid Avenue, 476-241-03

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted
a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 3243 Euclid Avenue City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____ , _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-241-03-00; Islenair Unit #2, Block 7, Lots 3 and 4

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The commercial auto-repair and tire shop at 3243 Euclid Avenue is a utilitarian structure built in 1958 and features a flat roof and painted stucco walls. Fenestration consists of aluminum doors and windows with wrought iron security bars, and large openings at the garage bays with roll-up doors. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP6 1-3 story commercial building

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1958 SD County Building Record

* P7. Owner and Address:

Phan Johnny
3605 Gayle Street
San Diego CA 92115

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 6Z

* Resource Name or #: 3243 Euclid Avenue, 476-241-03

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Commercial

B4. Present Use: Commercial

* B5. Architectural Style: Utilitarian

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The commercial auto-garage was constructed in 1958 per the San Diego County Commercial Building Record. Modifications are unclear without historic photographs but may include modification of the fenestration. The building is in fair condition and retains a fair degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features: _____

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1957-1979

Property Type Commercial

Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks: _____

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3255 Euclid Avenue, APN 476-241-02

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 3255 Euclid Avenue City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-241-02-00; Islenair Unit #2, Block 7, Lot 2

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The two-story multi-family residence at 3255 Euclid Avenue was built in 1958 in a contemporary style and features a flat roof with a slight eave and stucco walls. The entries to the units are on the south façade and are accessed via stairs with wrought iron railings. Fenestration consists of single pane sliding aluminum frame and sash windows. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP3 Multifamily property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

1958 SD County Building Record

* P7. Owner and Address:
Falbo Peter & Susan C/O Thomas R
3941 Utah Street
San Diego CA 92104

* P8. Recorded by: (Name, affiliation, address)
City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 6Z

* Resource Name or #: 3255 Euclid Avenue, APN 476-241-02

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Multi-Family Residential

B4. Present Use: Multi-Family Residential

* B5. Architectural Style: Contemporary

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The two-story multi-family residence was constructed in 1958 per the San Diego County Building Record. Modifications include the replacement of the composition roof with a new composition roof and the replacement of the original windows with aluminum frame and sash windows. The building is in good to fair condition and retains a good to fair degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features: _____

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1957-1979 Property Type Residential Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks: _____

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



ISLENAIR HISTORICAL DISTRICT
San Diego, California

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of _____

* Resource Name or #: 3275 Euclid Avenue, APN 476-241-01

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 3275 Euclid Avenue City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-241-01-00; Islenair Unit #2, Block 7, Lot 1

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The commercial/industrial building at 3275 Euclid Avenue, located on the same lot as 4769 Thorn Street, is a utilitarian structure built in 1979 and features a flat roof and roughly textured stucco walls. Fenestration consists of aluminum doors and windows with wrought iron security bars, and large openings at the service bays with roll-up doors. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP6 1-3 story commercial building

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1979 SD County Building Record

* P7. Owner and Address:

Valdez Jose R & Josefina
3275 Euclid Avenue
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 6Z

* Resource Name or #: 3275 Euclid Avenue, APN 476-241-01

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Commercial

B4. Present Use: Commercial

* B5. Architectural Style: Utilitarian

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The commercial/industrial building was constructed in 1979 per the San Diego County Commercial Building Record. Modifications are unclear without historic photographs. The building is in fair condition and retains a fair degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features: _____

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1957-1979 Property Type Commercial/Indust Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks: _____

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3313 Euclid Avenue, APN 476-151-15

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted
a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 3313 Euclid Avenue City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-151-15-00; Islenair Unit #1, Block 1, Lot 15

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The two-story multi-family residence at 3313 Euclid Avenue was built in 1951 in a contemporary style and features a medium pitch roof with composition shingles; a slight eave overhang; and stucco walls. The building is largely obscured by a large two-car garage. Fenestration consists of single pane sliding aluminum frame and sash windows. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP3 Multifamily property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

1951 SD County Building Record

* P7. Owner and Address:

Aguilar Isabel
3315 Euclid Avenue
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 6Z

* Resource Name or #: 3313 Euclid Avenue, APN 476-151-15

B1. Historic Name:

B2. Common Name:

B3. Original Use: Multi-Family Residential

B4. Present Use: Multi-Family Residential

* B5. Architectural Style: Contemporary

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The two-story multi-family residence was constructed in 1951 per the San Diego County Residential Building Record. Modifications include the replacement of the composition roof with a new composition roof; the replacement of the original windows with aluminum frame and sash windows; and the addition of a large garage which completely obscures the building. The building is in good to fair condition and retains a poor degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date Original Location:

* B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1945-1952 Property Type Residential Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes):

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



ISLENAIR HISTORICAL DISTRICT

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6L

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3427 Euclid Avenue, APN 476-151-07

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 3427 Euclid Avenue City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-151-07; Islenair Unit #1, Block 1 Lot 7

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3427 Euclid Avenue was built in 1938 in the Minimal Traditional style with Art Moderne influences and features a multi-hipped roof; clay tile roof; clipped eaves; and a textured stucco exterior. The entry, accessed via five concrete steps, is roughly centered on the façade under a rounded projection. The entry door is set parallel to the sidewalk. Fenestration consists of 8-lite vinyl slider windows. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

1938 SD County Property Charac

* P7. Owner and Address:

Ocampo Rosendo
3427 Euclid Avenue
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)
City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 6L

* Resource Name or #: 3427 Euclid Avenue, APN 476-151-07

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Minimal Traditional

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1938 per San Diego County Assessor Property Characteristics. Modifications include the use of clay tile roofing as opposed to composition shingle roofing; removal of the original horizontal wood siding; the removal of the round portal vent; replacement of the entry door; and the replacement of the wood frame windows with vinyl windows, likely in modified openings. The house is in good condition and retains a fair to poor degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features:

A detached single car garage is located at the rear.

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1935-1941 Property Type Residential Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



ISLENAIR HISTORICAL DISTRICT
CITY OF SAN DIEGO - PLANNING DEPARTMENT

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6L

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of _____

* Resource Name or #: 3435 Euclid Avenue, 476-151-06

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 3435 Euclid Avenue City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-151-06; Islenair Unit #1, Block 1 Lot 6

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The commercial building at 3435 Euclid Avenue is a contemporary commercial structure built in 1946 and features a flat roof; roughly textured stucco walls; and a heavy, projecting, slanted stucco marquee running the length of the upper third of the storefront. Fenestration consists of metal and glass doors "retail" doors. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP6 1-3 story commercial building

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1946 SD County Building Record

* P7. Owner and Address:

Shaae Amer N
3435 Euclid Avenue
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none")

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of _____

* NRHP Status Code 6L

* Resource Name or #: 3435 Euclid Avenue, 476-151-06

B1. Historic Name: _____

B2. Common Name: Sunshine Market & Liquor

B3. Original Use: Commercial

B4. Present Use: Commercial

* B5. Architectural Style: Contemporary

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The commercial auto-garage was constructed in 1946 per the San Diego County Building Record. Modifications appear to include the infill of the storefront window. The building is in fair condition and retains a fair to poor degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* B8. Related Features: _____

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1945-1952 Property Type Commercial Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

Refer to District Bibliography for References Used

(Sketch map with north arrow required)



B13. Remarks: _____

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3449 Euclid Avenue, APN 476-151-04

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____; R _____; 1/4 of _____ 1/4 of Sec _____; B.M. _____
c. Address 3449 Euclid Avenue City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-151-04; Islenair Unit #1, Block 1, Lot 4

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The house at 3449 Euclid Avenue was built in 1952 in the Minimal Traditional style and features a medium pitch hipped roof with composition shingles; a slight eave overhang; and stucco walls. The entry, accessed via three concrete steps, is set to the right under a slight roof projection. The entry door is set parallel to the sidewalk. The building is largely obscured by a garage. Fenestration consists of 1-over-1 double hung aluminum frame and sash windows, which are not readily visible. Wrought iron security bars have been added to the doors and windows. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1952 SD County Building Record

* P7. Owner and Address:

Walker Family Trust
3449 Euclid Avenue
San Diego CA 92105

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 6Z

* Resource Name or #: 3449 Euclid Avenue, APN 476-151-04

B1. Historic Name:

B2. Common Name

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Minimal Traditional

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The house was constructed in 1952 per the San Diego County Residential Building Record. Modifications include the replacement of the composition roof with a new composition roof; the replacement of the original windows with aluminum frame and sash windows; and the addition of a garage which completely obscures the building. The building is in good to fair condition and retains a poor degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date Original Location:

* B8. Related Features:

A detached garage is located in front of the house.

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance ??? Property Type Residential Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes):

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



Primary # _____

HR # _____

Trinomial _____

NRHP Status Code 6Z

PRIMARY RECORD

Other Listings _____

Review Code _____ Reviewer _____

Date _____

Page 1 of 2

* Resource Name or #: 3457 Euclid Avenue, APN 476-151-03

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____

c. Address 3457 Euclid Avenue City San Diego Zip 92105

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
APN 476-151-03-00; Islenair Unit #1, Block 1, Lot 3

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The commercial/industrial building at 3457 Euclid Avenue is a utilitarian structure built in 1973 and features a flat roof and cement block walls. Fenestration consists of aluminum doors and windows, and large openings at the service bays with roll-up doors. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP6 1-3 story commercial building

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)

Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1973 SD County Building Record

* P7. Owner and Address:

Western Book C/O John Mankin
8585 Foucaud Way
San Diego CA 92129

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record

☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Mining Station Record ☐ Rock Art Record ☐ Artifact Record

☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 6Z

* Resource Name or #: 3457 Euclid Avenue, APN 476-151-03

B1. Historic Name:

B2. Common Name:

B3. Original Use: Commercial

B4. Present Use: Commercial

* B5. Architectural Style: Utilitarian

* B6. Construction History: (Construction date, alterations, and date of alterations.)

The commercial/industrial building was constructed in 1973 per the San Diego County Building Record. No modifications are shown on the Building Record. The building is in fair condition and retains a good degree of integrity.

* B7. Moved? ☒ No ☐ Yes ☐ Unknown Date Original Location:

* B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1957-1979 Property Type Commercial/Indust Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes):

* B12. References:

Refer to District Bibliography for References Used

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)



Primary # _____
HR # _____
Trinomial _____
NRHP Status Code 6Z

PRIMARY RECORD

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

* Resource Name or #: 3461 Euclid Avenue, APN 476-151-02

P1. Other Identifier: _____

* P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T _____ ; R _____ ; 1/4 of _____ 1/4 of Sec _____ ; B.M. _____
c. Address 3461 Euclid Avenue City San Diego Zip 92105
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
APN 476-151-02-00; Islenair Unit #1, Block 1, Lot 2

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The commercial building at 3461 Euclid Avenue is a utilitarian structure built in 1948 and features a flat roof and a vertical wood siding exterior. Fenestration consists of single pane aluminum doors and windows with wrought iron security bars. Refer to BSOR Section B.6. for modifications and analysis of integrity.

* P3b. Resource Attributes: (List attributes and codes) HP6 1-3 story commercial building

* P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)



P5b. Description of Photo: (View, date, etc.)
Photo of the primary façade from the public right-of-way.

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both

1948 SD County Assessor Record

* P7. Owner and Address:
Mangianane Roseanne TR
4561 49th Street
San Diego CA 92115

* P8. Recorded by: (Name, affiliation, address)
City of San Diego Planning Staff
202 C Street, MS 4A
San Diego CA 92101

* P9. Date Recorded: 1/17/2007

* P10. Survey Type: (Describe)
Intensive (Architectural)

* P11. Report Citation: (Cite survey report/other sources or "none") _____

* Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 6Z

* **Resource Name or #:** 3461 Euclid Avenue, APN 476-151-02

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: Commercial

B4. Present Use: Commercial

* **B5. Architectural Style:** Utilitarian

* **B6. Construction History:** (Construction date, alterations, and date of alterations.)

The commercial building was constructed in 1948 per the San Diego County Commercial Building Record. Modifications are unclear without historic photographs. The building is in fair condition and retains a poor degree of integrity.

* **B7. Moved?** ☒ No ☐ Yes ☐ Unknown Date _____ Original Location: _____

* **B8. Related Features:** _____

B9a. Architect: Unknown

b. Builder: Unknown

* **B10. Significance:** Theme Early auto-oriented small house dev Area San Diego

Period of Significance 1945-1952 Property Type Commercial Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The neighborhood of Islenair is historically significant as a historic district under HRB Criterion A, as an intact and special element of San Diego's historical, social, economic, and architectural development, marking a new stage in the City of San Diego's expansion away from the city core and beyond the limits of natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of new land to the east. Islenair is also historically significant under HRB Criterion C, as it embodies distinctive characteristics of Spanish Eclectic and Minimal Traditional styles of the "small house" and "minimum house" construction types during San Diego's development of Automobile Suburbs between 1927 and 1952.

The first period of development in Islenair (1927-1931) is reflective of both the small house movement of the 1920's and the immense popularity of Spanish Eclectic architecture. Construction progressed steadily during the first period of development before construction came to a halt with the onset of the Great Depression. The second period of development (1935-1941), reflects the work of the newly formed Federal Housing Authority (FHA) through the introduction of a new architectural style known as Minimal Traditional. The fading popularity of Spanish Eclectic homes is also seen during this period. The third period of development (1945-1952) reflects the continued popularity of the Minimal Traditional style in the wake of the housing shortage following WWII. By the end of the third period of development in 1952, Islenair was nearly built-out with only a few vacant lots remaining.

B11. Additional Resource Attributes: (List attributes and codes): _____

* **B12. References:**

Refer to District Bibliography for References Used

B13. Remarks: _____

* **B14. Evaluator:** City San Diego Planning Staff

Date of Evaluation: 1/17/2007

(This space reserved for official comments.)

(Sketch map with north arrow required)

